



REQUEST FOR DECISION

MEETING DATE: February 28, 2022

TITLE: C-1188-22 - Land Use Bylaw Amendment - Redistricting - McLaughlin Stage 7 - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1188-22, a redistricting to the Land Use Bylaw changing approximately 2.8 ha of land from UR – Urban Reserve District to R1 – Mixed Low to Medium Density Residential District and P2 – Natural Areas District is being brought forward for consideration by Council. The proposed redistricting is consistent with the Heritage Estates Area Structure Plan and will enable development of Stage 7 and the dedication of a portion of the Dog Creek natural area in the McLaughlin neighbourhood.

Administration supports this bylaw.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1188-22 - Land Use Bylaw Amendment - McLaughlin Stage 7.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.8 ha of NW 4-53-27-W4. This area is currently districted UR – Urban Reserve. A 2.1 ha area is proposed to be redistricted to R1 – Mixed Low to Medium Density Residential District, and a 0.7 ha area as P2 – Natural Areas District. The proposed redistricting will enable the subdivision and development of approximately 41 single detached residential lots, one public utility lot, and one environmental reserve parcel.

In 2006, the creek and floodplain were studied and analyzed as part of the Dog Creek Basin Stormwater Management Plan in support of a proposed amendment to the Heritage Estates

Area Structure Plan. The proposed 0.7 ha P2 area contains the Dog Creek and its associated floodplain as delineated within this document. The remainder of the Dog Creek and floodplain, south of future Meadowgrove Lane, will be dedicated during a future development stage.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed residential redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identify the subject site for residential land use.

Heritage Estates Area Structure Plan

The amendment area is within the Heritage Estates Area Structure Plan (Bylaw C-812-12) and the proposed redistricting is consistent with the policies and Land Use Concept that identify the subject lands for a combination of Low/Medium Density Residential and Dog Creek Natural Area.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land will allow subdivision and development to occur. The proposed R1 district accommodates a range of low to medium density dwelling types while the P2 district is intended to restrict development in areas that have been designated as natural areas.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1188-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of the seventh stage in the McLaughlin neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with and exceptional quality of life

RELATED GOAL:

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.